

A. EDWARDS  
SURVEY  
ABSTRACT 10

SCALE 1"=30'

LOT 1

N 14°20'00" E 630.00'

AVENUE "V"  
(60' R.O.W.)(NOT OPEN)

S 75°40'00" E 345.71'

S 14°20'00" W 630.00'

N 75°40'00" W 345.71'

WIG STREET  
(60' R.O.W.)

LOT 9  
W P LUDWIG SUBDIVISION  
VOL. 12, PG. 96  
M.R.G.C.

WILLARD MEDSCER  
C.F. NO. 2018063591  
O.P.R.G.C.

ALLENS MITCH MANSONS LLC  
C.F. NO. 2018016539  
M.R.G.C.

60' RIGHT OF WAY  
EASEMENT  
C.F. NO. 2018071949  
O.P.R.G.C.

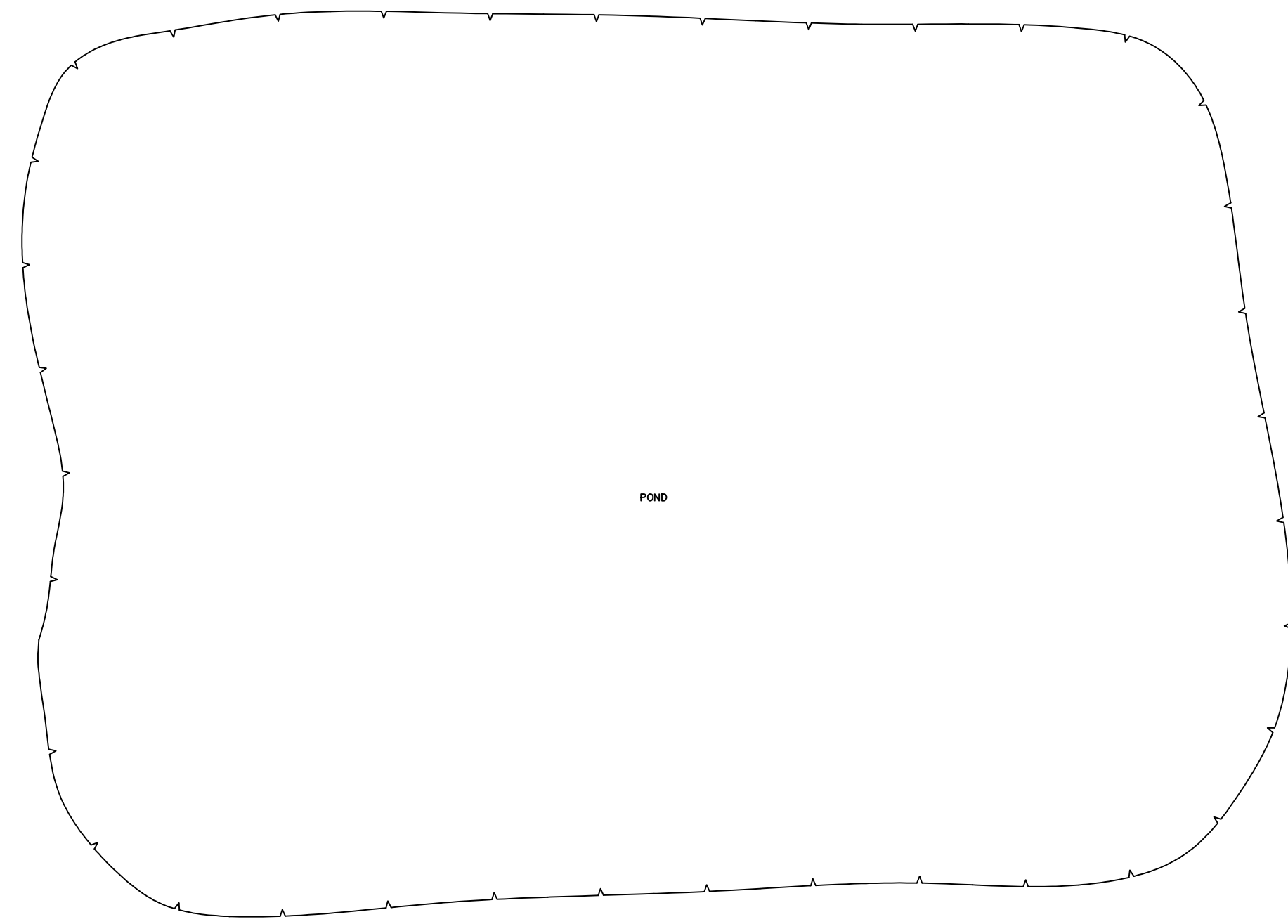
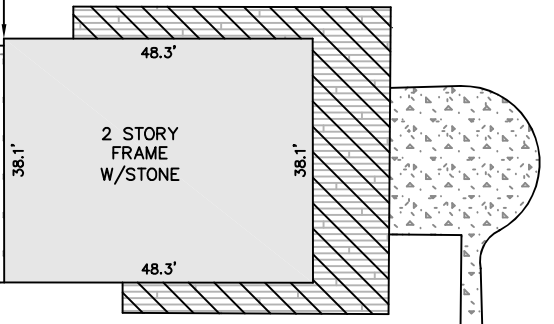
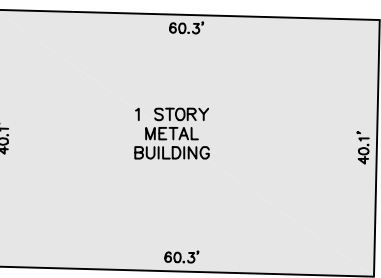
LOT 1-A  
BLOCK 100

WATER WELL

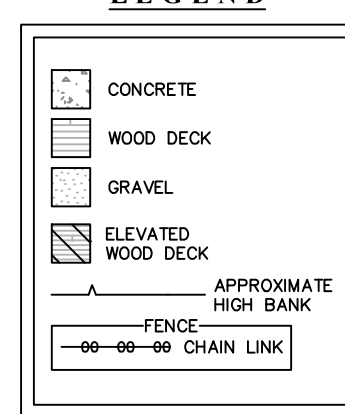
SEPTIC LINES

POOL

POND



LEGEND



NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO ALLENS MITCH MANSONS, LLC, RECORDED IN COUNTY CLERK'S FILE NO. 2018016539 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JUNE 21, 2022, UNDER G.F. NO. 1720570.

**stewart**  
title guaranty company

KATHY TAVAREZ  
C.F. # 1720570  
ISSUE DATE: JUNE 21, 2022

LEGAL DESCRIPTION: LOT 1-A, IN BLOCK 100, OF SAN LEON FARMS HOME TRACTS, AN ADDITION TO THE CITY OF TEXAS CITY, GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 254A, PAGE 25, OF THE MAP/PLAT RECORDS OF GALVESTON COUNTY, TEXAS AND TRANSFERRED TO PLAT RECORDED 5, MAP NO. 51 MAP/PLAT RECORDS, GALVESTON, COUNTY, TEXAS.

SURVEYOR'S CERTIFICATE: IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A REASONABLE CAREFULLY CONDUCTED LAND SURVEY IN ACCORDANCE WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCUMBRANCES OR PROVISIONS EXCEPT AS SHOWN.		CLIENT: JOHNNY LOWERY
SURVEYOR: RICHARD FENNEL MPLM #148		ADDRESS: 6510 MG STREET www.survey1inc.com survey1@survey1inc.com
DATE: 7-4-22	FIELD CREW: JJ AR	TECH: SF
DATE: 7-4-22	DRAFTER: AR	FINAL CHECK: LT
Firm Registration No. 100758-00 P.O. Box 2543   A.M., TX 77012   (281)383-1382		JOB# 6-113887-22

